



MAINTENANCE PROCEDURE

BAUDER EXTENSIVE GREEN ROOF SYSTEMS

What to Expect From a Bauder Extensive Green Roof System

There is a common misconception that extensive green roofs, and sedum plants in particular, are always green and that from ground level they resemble grass. This is misleading, as they consist mainly of low growing, drought tolerant sedum plants and may also include other species such as Saxifrage, wild flowers, grasses, moss and herbs.

The appearance of the vegetation within an extensive green roof will change year on year, dependant upon fluctuations in the seasonal weather throughout the period. It should also be expected that more grass and moss will be present during the wetter months, because the conditions will be ideal for these species to exist, although they will tend to die off during the dry summer months, as free-draining extensive substrates will not hold sufficient moisture for them to survive.

It is another misconception that extensive green roofs are maintenance free, this is wrong and they are best described as 'low maintenance' rather than 'no maintenance'. As an example, the Xero Flor Sedum Blanket contains little in the way of natural nutrient, so fertiliser must be applied annually to ensure that the plants become resistant to extremes of weather and temperature.

The Bauder XF301 Sedum Blanket contains approximately 8-10 different plant species, some very similar in appearance to others but being more drought tolerant. Not every species incorporated will survive and the more dominant will be expected to prevail over time because they will adapt better to a particular location. Regardless of this, we would anticipate that at least 50% of the species will flourish.

Extensive green roofs that have a deeper substrate growing medium, where the vegetation is provided either by selected plug plant species, vegetation cuttings or seeds, will generally support a broader species mix, which can include wild flowers, grasses and herbs. An increased amount of dead vegetation will arise from this type of species mix following flowering, which will need to be cut back and removed, both to reduce the bio-mass on the roof and to encourage seed drop from the dead flower heads.

In the early spring the first signs of life returning to the vegetation within an extensive green roof are lead by any grasses present, quickly followed by a general "colouring up" of the sedum foliage, with other species following suit shortly thereafter. The growth and flowering of the individual species within the vegetation mix through the late spring and summer will be dependant upon the weather prevailing at the time, which will also determine which species will be most prominent in any given year.

In the winter, sedum plants will appear to shrink back, the leaves will become smaller and turn red/brown in colour as they prepare themselves to withstand the coming winter frosts. This gives extensive vegetation mixes a generally red/brown hue in the late autumn and winter months, which is sometimes mistaken for the plants being distressed, when in fact they are in optimum condition for the time of year.



General Maintenance

General maintenance is normally carried out annually during springtime. However, certain tasks which will be dependant upon the location of the roof, such as the removal of weeds, seedlings and accumulated leaf litter from overhanging trees may also need to be done during the autumn.

The following procedures should be carried out as indicated below, in order to ensure that the roof is maintained in good condition and to protect the validity of the guarantee.

Preliminary Maintenance Procedures:-

- Ensure safe access can be gained to the roof and that relevant Health and Safety procedures are followed when working at roof level. It is advised that the contractor should always seek proof of current maintenance for any man-safe roof access systems prior to proceeding with the work on site.
- Remove all dead vegetation and debris from the roof surface, taking particular care to ensure that all chute outlets, gutters and downpipes are clear. Where the species mix incorporates wild flowers and grasses it is recommended that all dead vegetation is trimmed off and the waste lowered to the ground and carted away.

Note! Roofs in the vicinity of taller trees will need more frequent maintenance. We recommend removing dead leaves during the spring and again in the autumn, to ensure that they do not damage the roof vegetation.

- Remove the lids of all Inspection chambers, ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely away.
- Ensure that any protective metal flashings and termination bars remain securely fixed in place. Advise the client of the need to repair or renew as necessary.
- Examine all mastic sealant and mortar pointing for signs of degradation. Advise the client of the need to repair or renew as necessary.
- Check that all promenade tiles and paving slabs are securely fixed to the roof surface and in good condition.
- Ensure that any new items of plant/equipment on the roof are mounted on suitable isolated slabs and that any fixings used to secure the plant/equipment in place do not penetrate the waterproofing. If in doubt, please contact Bauder for further advice.
- Report signs of damage or degradation to the waterproofing to Bauder immediately, in order that arrangements can be made for remedial work to be carried out if necessary. It is recommended that a roof plan marked with co-ordinates be used to record the findings of the inspection to avoid confusion and provide an on-going record of roof performance, which can be reviewed year on year. Damage to the landscaping should be reported to the building owner. If this damage includes Bauder components, then Bauder may be contacted for remedial advice.
- Works to adjoining areas - When carrying out maintenance to these areas, care must be taken not to damage either the landscaping or the waterproofing system. If it is considered that either has been affected, then Bauder should be contacted for advice. Any waterproofing damage caused after completion of the original installation may invalidate the guarantee.
- Alterations - Any unauthorised alterations to the waterproofing system will invalidate the guarantee. If such a situation should arise, then Bauder should be contacted so that we may advise on the alteration and how it should be incorporated without affecting the guarantee.

VEGETATION MAINTENANCE TASKS REQUIRED

The following tasks should be carried out annually: -

1 Plant encroachment.

Any vegetation which has encroached into drainage outlets, walkways and the vegetation barriers (pebbles) should be removed. The vegetation removed may be set aside and used to repair any bare patches if required (see below). If movement/settlement of the pebble vegetation barrier has occurred, additional washed stone pebbles similar to the existing are to be added.

2 Monitor the colour and rate of growth.

The colour and rate of growth of the vegetation should be reviewed to establish the health of the plants. It should be noted that many factors can affect the growth and colour of the vegetation and that plants tend to be greener in wetter, mild conditions (springtime) and where the roof pitch is shallow.

Notes!

- During May, June and July, sedum plants flower and you will see a mixture of colours – predominantly whites, pinks and yellows with some purple. The foliage of some species of sedum, such as Sedum Album “Coral Carpet”, blush red naturally during the summer and autumn, and so the vegetation can take on a more `red/brown appearance. This becomes more noticeable once plants have flowered, leaving remnants of dry brown seed heads. The best visible indication of the health of a plant is if the leaves are fleshy and contain plenty of water.
- When exposed to extreme conditions, sedum plants have a tendency to turn a deep red colour. This is a natural phenomenon and is important to help the plant to acclimatize, ready to survive a cold winter or hot summer. This will usually occur during extreme cold weather as well as periods of prolonged drought, in very exposed locations or when the plants are in distress through lack of nutrient (fertiliser).
- If an irrigation system is fitted, it is best to run it only during prolonged dry weather and for limited periods – see ‘Irrigation’ information below,
- If sedums are showing signs of distress, but have received regular rainfall, then the most likely problem is a lack of nutrient and a fertiliser should be applied.
- Only a relatively few species of sedum and other plants suitable for an extensive green roof installation will persist in partial and full shade, and they will generally be greener in colour and grow “leggier” in these locations. There will be a significant variance in the growth and colour between the plants growing in full or partial shade and those in full sun and this should be recognised as a feature of the living nature of each individual roof.
- If problems with the vegetation are suspected, Bauder may be contacted for advice and, if necessary, a suggested course of action.

3 Weeding.

With the exception of saplings, which should always be removed, weeds in an extensive green roof should be considered as a problem only of aesthetics. If considered excessive, they can be removed either manually or by using a 'spot weed wipe', ensuring that care is taken to follow specific instructions regarding the use of any proprietary products. After the removal of weeds and saplings, treat the affected area as if it were a bare patch (see below). All extensive green roof installations will at times include some moss and grass.

4 Repairing Bare Patches.

Bare patches can be easily repaired and this is best done during the main growing seasons of March/April or from late August until the end of September. Take vegetation cuttings from surrounding areas of abundant growth and place on bare patches, pressing gently into the soil. A light sprinkling of sand mixed with compost should then be dressed over the affected area to improve the uptake of the cuttings. The best results will be achieved if this work is carried out during spring maintenance and the affected area is kept moist for a short period afterwards. Please contact Bauder for further project-specific advice.

Note!

In areas of extreme exposure or where localised wind-swirl is caused by adjacent structures, it is possible that both the vegetation and substrate will be disturbed by periods of high wind. Should this occur, consideration should be given to how best to secure the installation against similar conditions in the future prior to re-instatement. If a problem of this type is suspected, Bauder may be contacted for advice and, if necessary, a suggested course of action.

5 Fertiliser for Bauder XF301 sedum blankets

Bauder Sedum Blankets are grown in a shallow growing medium which contains very little nutrient, so the annual application of fertiliser is crucial to ensure that the plants remain healthy. Fertiliser should ideally be applied during March/April, as it helps the plants to prepare for extreme weather conditions and flowering whilst also allowing the different species to gain sufficient nutrients without competing against each other.

Organic fertilizer can be obtained direct from Bauder in 25kg bags, which is sufficient for an area of 312.5m² when applied at the recommended rate of 80gm/m². Areas of up to 30m² may be applied using either a hand held spreader or strewn by hand from a bucket. Larger roofs should always be done using a trolley applicator, which can be purchased direct from Bauder. Always apply the fertiliser at the given rate written on bag.

It is recommended that the fertiliser is lightly 'watered in' immediately after application, to avoid "burning" of the foliage, which may occur if fertilizer pellets settle on the leaves. Dung-based organic fertilizers should be avoided.

6 Fertiliser for either plug planted or hydro-planted extensive green roofs

Use a 6-month slow release chemical fertiliser with an NPK ratio of 15, 9, 14. Areas of up to 30m² may be applied using either a hand held spreader or strewn by hand from a bucket. Larger roofs should always be done using a trolley applicator, which can be purchased direct from Bauder. Always apply the fertiliser at the given rate written on the bag. This product may also be used on sedum blankets.

7 Irrigation

Extensive Substrate Installations

It is generally not considered necessary to irrigate extensive substrate green roof systems. It is, however, always advisable to ensure that there is a water supply point adjacent to the green roof, both to assist with general maintenance and as a precaution against extreme drought conditions.

Bauder XF301 Blanket Systems

The sedum plants used in the Bauder XF301 blanket system absorb and store water in their leaves, which they then use to survive during periods of drought. The purpose of the moisture retention fleece, which is incorporated into the system beneath the blanket, is to hold water after rainfall to give the plants sufficient time to take on as much water as possible. The moisture retention fleece is not a water storage medium, so you should not be concerned if it dries out during periods of dry weather. If drought conditions arise it is important to check the plant leaves to see if they are still fleshy and not completely dried out.

When the Bauder XF301 blanket system is installed we recommend the provision of either a leaky pipe or drip line irrigation system where the following conditions apply: -

- All south-facing roof slopes exceeding a 5° pitch.
- All roof slopes exceeding a 10° pitch.
- Exceptionally windy and exposed site locations, where the wind can dry out the blanket.
- Sites up to 50 miles inland of the east coast of the UK mainland.

Irrigation should only be activated during prolonged periods of hot, dry weather, or if the sedum plants are showing signs of distress. The irrigation system is best activated for 2-3 hours, preferably at dawn or dusk to minimize unnecessary evaporation. Then once every 4-6 days for the duration of the hot weather conditions. This can be easily managed by using an inexpensive battery-powered, programmable timer.

Please note - continuous daily watering is neither recommended nor necessary, and will only promote weeds and other unwanted plant species.

Advice and Supply of Irrigation Equipment

Access Irrigation Ltd is one of the country's longest established irrigation specialists and has considerable experience in green roofs. They are happy to provide irrigation advice on any Bauder project and can supply a wide range of irrigation products. Please contact:-

Access Irrigation Ltd
Crick Northampton NN6
7XS

T: 01788 823811 F: 01788 824256 E: sales@access-irrigation.co.uk
www.access-irrigation.co.uk



Support

Extensive roofs should require only minimal maintenance. Bauder is happy to offer advice on any issues concerning your green roof and any such query should be forwarded to the Bauder Green Roof Technical Department at the address below in the first instance. We believe our products and systems are of the highest standard and are always prepared to discuss any queries or concerns that may arise. It is always of great help if you can provide photographs of the affected area(s) to accompany any such queries.

Please note: In the event of any query arising which it is thought may affect the condition of the system, then Bauder should be contacted at the address below. We cannot accept responsibility for any problem or failure due to use outside those parameters for which the system was designed or 'acts of god' beyond our control e.g. extreme weather conditions or damage through pests.

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